



Arun District Council
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15th April 2021

Louise Higham
Mid Way
Avisford Park Road
Walberton
BN18 0AP

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: WA/93/20/PL
Site Address: Land East of Tye Lane Walberton BN18 0LU
Description of works: Alternative vehicular access off Tye Lane & emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES. This site is in CIL Zone 2 (Zero Rated) as other development.

Thank you for your internet representation made on 15th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35070

We strongly object to this application. Whilst not affected by the main access road, the proposal to have the emergency access into Avisford Park Road makes no sense on many levels.

The area of green and pond (the newly designated community parkland) created for wildlife/recreation as part of the original development will now be reduced because of the building of this road. This is reneging on the conditional approval of the original plans. Does establishment of this road and entrance set a precedent for future development on the green area?

This entrance will lead to the loss of safety for residents, walkers, dogs, cyclists and children walking home from school all of whom use the footpath, which is a right of way along Avisford Park Road.

Will this gate be kept locked at all times when not in use for the emergency services?

Avisford Park Road is an unadopted road with a poor surface. There is not room for two vehicles to pass without one pulling into the side. It is not an appropriate road for an emergency vehicle which needs a smooth ride and to be able to travel at speed. The steep and narrow entrance to the road is also not suitable for emergency vehicles or more traffic than that generated by the houses already in the road. It would NOT be appropriate for other residents on the estate to be able to use Avisford Park Road as a regular entrance.

If this application is purely as a result of the proposed Grey route then the Highways England planners should be providing an alternative entrance to the estate within their plans. If the estate had already been completed,

they would have to do that.

It is shocking to read that the applicant is directing Arun DC to encourage the planning department to accept this application purely to fill their quota of new housing, without considering any alternatives. If the Grey route was not adopted, this would not be an issue - Arun DC should not be supporting the Grey route which does nothing to help their housing plans.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.